

**57 Lawler Street, Yarram, VIC, 3971**



**House For Sale**

Wednesday, 25 September 2024

57 Lawler Street, Yarram, VIC, 3971

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Sonya Brown

## **PARKLAND PLEASURE!**

Whether you're a first-time buyer, have a growing family, or are an investor, this home presents an excellent opportunity. This solid, three-bedroom, two bathroom home has seen several upgrades in recent years, offering added value for the new owners.

Improvements include re-leveling, rewiring (2phase) , new concrete driveway, updated fencing, a refreshed front verandah, the installation of a solar hot water system, and a new double garage with hoist. All sure to impress potential buyers.

Key features include -

- Upon arrival, you'll be welcomed by a brand-new timber verandah and a newly installed security door. Step inside to find a bright sunroom/mudroom, ideal for storing coats, shoes and other essentials
- The spacious living room is equipped with a functional wood heater and a split system, with timber double doors that open into a family/games room
- The heart of the home is the central kitchen and dining area, featuring a brand-new Falcon freestanding double oven that any cooking enthusiast will appreciate. It also includes a dishwasher, double-door pantry and ample space for a large dining table that comfortably seats eight
- All three bedrooms are generously sized, with the master and second bedroom featuring a new split system for added comfort. Each bedroom includes built-in robes for convenient storage
- The main bathroom has been tastefully renovated with a modern touch, featuring a vanity, large walk-in shower, and toilet
- There's also a European-style laundry with storage, as well as a new freestanding bath with second toilet
- The family room, dining room and laundry all provide direct access to the spacious covered entertainment area outside, making it perfect for BBQs and outdoor gatherings
- Front double garage has remote doors, concrete flooring, hoist, power and a rear roller door to provide access to the driveway and back yard. In the back there is another double garage with concrete flooring
- 985m2 flat block, enclosed secure backyard, great for the kids and pets

Situated in a prime location directly opposite Yarram's scenic wetlands and park district, this property offers a fantastic setting for family enjoyment. With a skateboard park, fitness station, and access to the rail trail for walking or cycling, outdoor recreation is at your doorstep. Yarram's CBD is just a short stroll away and directly behind the property are tennis courts, a swimming pool, and beautiful gardens.

Inspection is a must! Call Sonya today 0427 444 244

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 51826600